



ON AUG 26 PM 3:55

**CITY OF EL PASO, TEXAS
BUILDING & PLANNING SERVICES**

TO: The Honorable Mayor & City Council
Jim Martinez, Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

COPY TO: Debbie Hamlyn, Deputy CAO for Quality of Life Services
Dr. R. William Torgerson, Zoo Director
Daryl Cole, Director of Street Department
Lisa Elizondo, City Attorney
Terri Cullen-Garney, Deputy City Attorney
Kevin Elkins, Assistant City Attorney

FROM: Patricia D. Adauto, Deputy CAO for Building & Planning Services

SUBJECT: City Council Agenda Items for August 31, 2004

DATE: August 26, 2004

The following items have been scheduled for public hearing and City Council action as noted above.

A resolution authorizing the Project known as the Zoo Western Expansion Project (2000 Quality of Life Bond Project); determining the public necessity; authorizing the acquisition and disposition of property for the Project; authorizing the Deputy Chief Administrative Officer for Building and Planning Services to take all steps necessary to acquire property rights for the Project in compliance with all applicable laws and regulations. [Building and Planning Services, Patricia D. Adauto, (915) 541-4853]

This item allows the Deputy CAO for Building and Planning services to proceed with the steps necessary to acquire parcels of land owned by the Texas Department of Transportation (TXDOT) and abutting the former Dudley Field. This area is required for the Zoo Western Expansion Project, a 2000 QOL bond project. Upon approaching TXDOT for the acquisition of the property, TXDOT indicated they were requesting a 20 foot strip of property along City-owned land. These are the properties acquired this year for the same project. The City's program manager, P+3, and City staff believe this can be accomplished without negatively impacting the Zoo Western Expansion Project.

A resolution amending resolution dated June 15, 2004 to include acquisition of property described as Campbell Addition, Lots 11 and 12, Block 44 and to amend the Project description for the Project know as the International Bridges Toll Plaza Facilities construction project. [Building & Planning Services, Patricia D. Adauto, (915) 541-4853]

This item authorizes the Deputy CAO for Building and Planning Services to proceed with the steps necessary to acquire parcels at Paso del Norte (Santa Fe) Bridge for the toll facilities at this bridge. This resolution amends the resolution approved by Council on June 15, 2004 by adding these two additional parcels. The amendment follows the City's receipt of authorization from the Texas Department of Transportation to use State Infrastructure Bank (SIB) loan proceeds for the acquisition of these particular parcels.

Building and Planning Services recommends approval of these items. Should you have any questions you may reach Teresa Quezada or myself at 541-4853.

RESOLUTION

A RESOLUTION AUTHORIZING THE PROJECT KNOWN AS THE ZOO WESTERN EXPANSION PROJECT (2000 QUALITY OF LIFE BOND PROJECT); DETERMINING THE PUBLIC NECESSITY; AUTHORIZING THE ACQUISITION AND DISPOSITION OF PROPERTY FOR THE PROJECT; AUTHORIZING THE DEPUTY CHIEF ADMINISTRATIVE OFFICER FOR BUILDING AND PLANNING SERVICES TO TAKE ALL STEPS NECESSARY TO ACQUIRE PROPERTY RIGHTS FOR THE PROJECT IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

WHEREAS, the purpose of the Zoo Western Expansion Project (2000 Quality of Life Bond Project) ("Project") a component of the Zoo Western Improvements Project, is to provide, among other things, Zoo entry and public activities center, African Exhibits expansion, Zoo Biome/Reptile project and parking facilities. This Project is further described in **Attachment "A."**

WHEREAS, it is necessary to acquire and determine the disposition of certain property rights, easements and/or lease agreements in lots, tracts or parcels of land deemed necessary to complete the Project together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of land ("property rights"), which property rights are more specifically described in **Attachments "B", "C" and "D"**; and

WHEREAS, the Texas Department of Transportation ("TXDOT") is the legal owner of a certain parcel of land located on portions of Findley Street and San Antonio Street and a portion of Dudley Field, El Paso, El Paso County, Texas more fully described in **Attachment "C"**; and

WHEREAS, it has been determined by TXDOT that the land described in Attachment "C" is no longer needed for the use of citizens for transportation purposes and TXDOT desires to convey same to the City of El Paso; and

WHEREAS, the City concurs with TXDOT's determination that the land described in Attachment "C" is no longer needed for the use of citizens for transportation purposes; and

WHEREAS, the City of El Paso ("City") is the legal owner of a certain parcel of land located in the Woodlawn Addition, El Paso, El Paso County, Texas more fully

described in Attachment “D” and desires to convey same to TXDOT at TXDOT’s request; and,

WHEREAS, the Deputy Chief Administrative Officer for Building and Planning Services, or her designee, is specifically authorized and directed to do each and every act necessary, in compliance with all applicable laws and regulations including but not limited to 49CFR24, Uniform Relocation Assistance and Real Property Acquisition Policies Act, and subject to the availability of funds appropriated by City Council for such purpose, to acquire and dispose of property rights described in Attachments “B”, “C”, and “D”, including but not limited to, the authority to negotiate, to approve offer value after appraisal, give notices, make written offers to purchase, prepare contracts and obtain the appropriate and necessary appraisal title, survey and insurance documents; and

WHEREAS, the Deputy Chief Administrative Officer for Building and Planning Services, or her designee, is specifically authorized to establish the just compensation for the acquisition of the property rights necessary or required for this Project; and

WHEREAS, the City Council has considered this Project and hereby finds and determines that a public purpose and necessity exists for the Project, including but not limited to construction of the Zoo Western Expansion Project and necessary site development for same as further described in **Attachment “A”**, and for the acquisition and disposition of those certain property rights more specifically described in **Attachments “B”, “C” and “D”**; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the findings, recitations, and provisions set out in this Resolution are adopted as follows.

1. **THAT** the purpose of the Zoo Western Expansion Project (2000 Quality of Life Bond Project) (“Project”) a component of the Zoo Western Improvements Project, is to provide, among other things, Zoo entry and public activities center, African Exhibits expansion, Zoo Biome/Reptile project and parking facilities. This Project is further described in **Attachment “A.”**

2. **THAT** it is necessary to acquire and determine the disposition of property rights, easements and/or lease agreements in those certain lots, tracts or parcels of land deemed necessary to complete the Project together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of land

(“property rights”), which property rights are more specifically described in **Attachments “B”, “C” and “D.”**

3. **THAT** the Texas Department of Transportation (“TXDOT”) is the legal owner of a certain parcel of land located on portions of Findley Street and San Antonio Street and a portion of Dudley Field, El Paso, El Paso County, Texas more fully described in **Attachment “C.”**

4. **THAT** it has been determined by TXDOT that the land described in Attachment “C” is no longer needed for the use of citizens for transportation purposes and desires to convey same to the City of El Paso.

5. **THAT** the City concurs with TXDOT’s determination that the land described in Attachment “C” is no longer needed for the use of citizens for transportation purposes.

6. **THAT** the City of El Paso (“City”) is the legal owner of a certain parcel of land located in the Woodlawn Addition, El Paso, El Paso County, Texas more fully described in Attachment “D” and desires to convey same to TXDOT at TXDOT’s request.

7. **THAT** the Deputy Chief Administrative Officer for Building and Planning Services, or her designee is specifically authorized and directed to do each and every act necessary, in compliance with all applicable laws and regulations including but not limited to The Uniform Relocation Assistance and Real Property Acquisition Policies Act 49CFR24 and subject to the availability of funds appropriated by City Council for such purpose, to acquire and dispose of the property rights described in Attachments “B”, “C”, and “D” including but not limited to, the authority to negotiate, to approve offer value after appraisal, give notices, make written offers to purchase, prepare contracts and obtain the appropriate and necessary appraisal, title, survey and insurance documents.

8. **THAT** the Deputy Chief Administrative Officer for Building and Planning Services, or her designee, is specifically authorized to establish the just compensation for the acquisition of the property rights necessary or required for this Project.

9. **THAT**, the City Council has considered this Project and hereby finds and determines that a public purpose and necessity exists for the project as further described in **Attachment “A”**, and for the acquisition and disposition of those certain property rights more specifically described in **Attachments “B”, “C” and “D.”**

ADOPTED this 31st day of August, 2004.

(Signatures continue on following page)


CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor

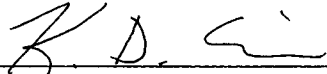
Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Patricia D. Adauto, Deputy CAO
for Building and Planning Services

APPROVED AS TO FORM:



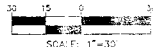
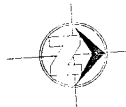
Kevin D. Elkins
Assistant City Attorney

(ATTACHMENT “A”)

ZOO WESTERN EXPANSION PROJECT

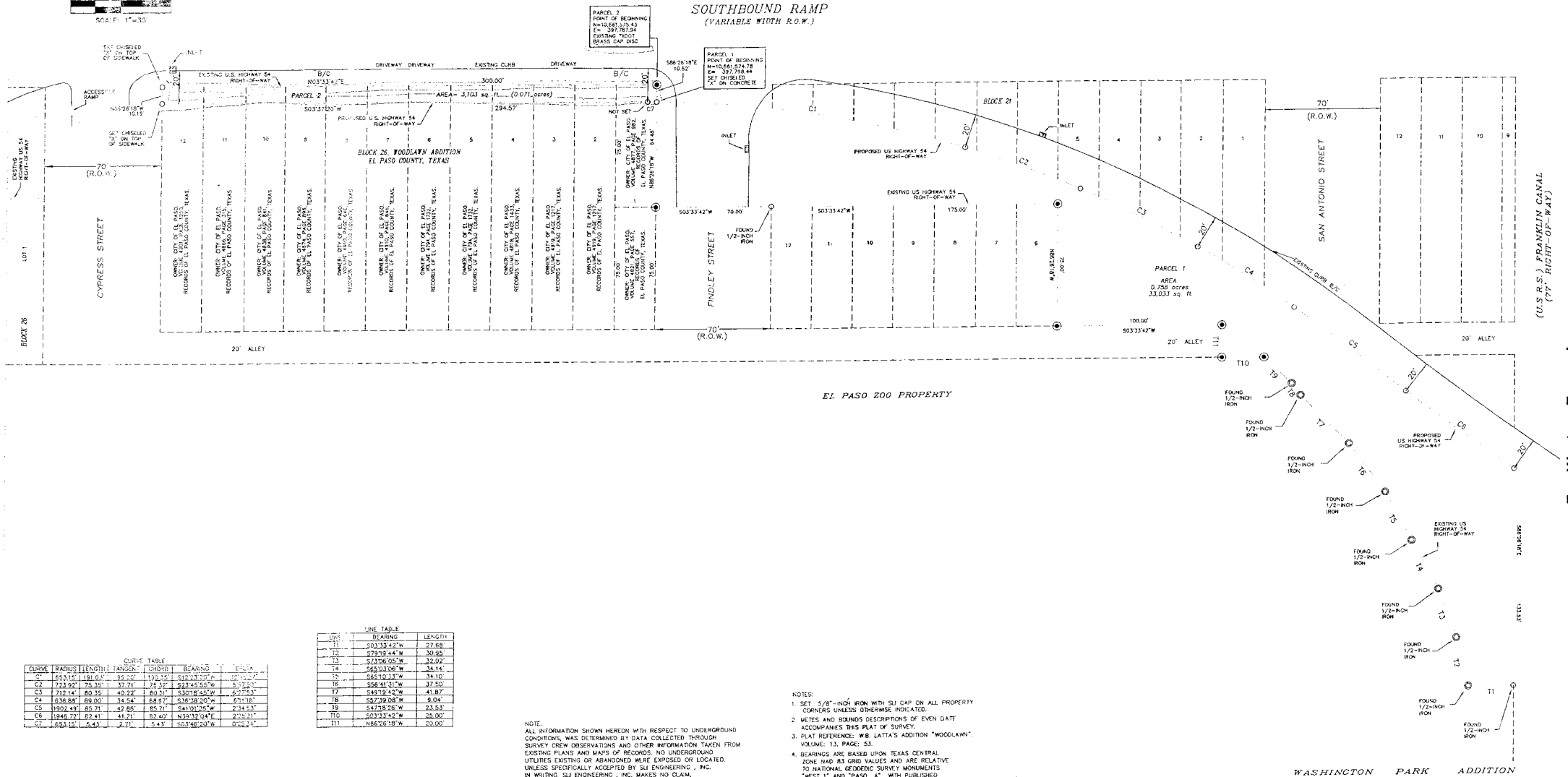
The overall Project is a consolidation of four projects known as Zoo Entry and Public Activities Center, African Exhibits Expansion, Zoo Biome/Reptile Project and Parking Facilities. This project includes, but is not limited to

- Development of an approximate eight acre site for construction of exhibits of African animals;
- A new entry area with ticketing, visitor support that includes Society offices, stroller rental, an educational facility, a gift shop and food service facilities;
- Development of approximately two acres a parking facility;
- Renovation of existing facilities to include classroom space, storage and office support, resource center and educational animal holding area and minor display area;
- Redevelopment of the existing Reptile and Biome exhibit structures and site areas within the America’s section of the zoo;
- Supplemental work includes but is not limited to pedestrian and vehicle access, utility support, site amenities, grading and drainage, landscaping and irrigation, communications systems and graphic plans;
- Furnishings and equipment



US HIGHWAY NO. 54

SOUTHBOUND RAMP
(VARIABLE WIDTH R.O.W.)



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	150.15	181.07	85.50	192.15
C2	172.92	75.30	37.71	74.32
C3	712.14	80.15	40.22	80.31
C4	638.88	89.00	34.54	88.97
C5	1002.49	65.77	47.85	85.71
C6	1948.72	62.41	41.21	82.40
C7	1653.12	6.43	2.71	5.43

LINE TABLE		
LINE	BEARING	LENGTH
T1	S03°33'42"W	27.68
T2	S79°19'44"W	30.90
T3	S73°06'05"W	32.02
T4	S65°03'06"W	34.14
T5	S65°10'33"W	34.10
T6	S86°41'11"W	37.50
T7	S49°10'42"W	41.87
T8	S32°39'08"W	8.04
T9	S42°18'26"W	23.53
T10	S03°33'42"W	25.00
T11	N86°26'18"W	20.00

I HEREBY CERTIFY THAT THE FOREGOING
BOUNDARY SURVEY WAS MADE ON THE
GROUND UNDER MY SUPERVISION AND
THAT THIS PLAT IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLEN LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
DATE



LEGEND

B/C	BACK OF CURB
●	EXISTING TX DOT R.O.W. BRASS CAP

NOTE:
ALL INFORMATION SHOWN HEREIN WITH RESPECT TO UNDERGROUND
CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH
SURVEY, DREW OBSERVATIONS AND OTHER INFORMATION TAKEN FROM
EXISTING PLANS AND MAPS OF RECORDS. NO UNDERGROUND
UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.
UNLESS SPECIFICALLY ACCEPTED BY SLE ENGINEERING, INC.
IN WRITING, SLE ENGINEERING, INC. MAKES NO CLAIM,
EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL
NUMBER 480214 0040 8, MAP REVISED OCTOBER 15, 1982,
THIS PROPERTY LIES IN FLOOD ZONE "C".
ZONE "C" AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE
RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY
OR LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT
SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- NOTES:
- SET 3/8"-INCH IRON WITH SLI CAP ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
 - WETES AND BOUNDS DESCRIPTIONS OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.
 - PLAT REFERENCE: WB. LATTI'S ADDITION "WOODLAWN" VOLUME: 13, PAGE: 53.
 - BEARINGS ARE BASED UPON TEXAS CENTRAL ZONE NAD 83 GRID VALUES AND ARE RELATIVE TO NATIONAL GEODESIC SURVEY MONUMENTS "WEST 1" AND "PASO A" WITH PUBLISHED COORDINATES OF:
"WEST 1":
X= 120,083.085m (393,992.271)
Y=3,248,650.617m (10,658,970.211)
"PASO A":
X= 124,291.720m (407,780.421)
Y=3,249,003.210m (10,659,438.061)
 - COORDINATES AND DISTANCES ARE SURFACE VALUES. TO CONVERT SURFACE COORDINATES TO TEXAS STATE PLANE CENTRAL ZONE, NAD 83, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.999794873.

RIGHT-OF-WAY SALE OVER LANDS NOW OR LATE OF: TEXAS DEPARTMENT OF TRANSPORTATION	HIGHWAY NO.: US 85	DRAWN BY: MAN
SITUATED: CENTRAL EL PASO	CONTROL:	FIELD BOOK:
EL PASO DISTRICT	COUNTY: EL PASO	SCALE: 1"=30'
	ACCOUNT NO.:	DATE: 06-18-2004
		SHEET NO. 1 of 1

Zoo Western Expansion
Attachment "B"

(U.S.R.S.) FRANKLIN CANAL
(77' RIGHT-OF-WAY)

Parcel 1

Page 1 of 4

Highway: U.S. Highway 54
Limits: Findley Street and (U.S.R.S.) Franklin Canal
County: El Paso
Owner: Texas Department of Transportation.
Date: June 18, 2004

Property Description for Parcel 1

Parcel No. 1

Being 33033 sq. ft. of land more or less, out of and part of Lots 1 through 12, a 1.033 acre tract in Block 21, Woodlawn Addition, El Paso, El Paso County, Texas; portions of Findley Street and San Antonio Street and a portion of Dudley Field (Washington Park).

COMMENCING at an existing Texas Department of Transportation right-of-way Brass Cap, lying on the intersection of the southerly right-of-way line of Findley Street and the easterly right-of-way line of US Highway No. 54; Thence, South $86^{\circ} 26' 18''$ East, along said right-of-way line of Findley Street, a distance of 10.52 feet to a point for a curve, said point being a set chiseled "X" on concrete sidewalk, also being the TRUE POINT OF BEGINNING of this description;

(1)

THENCE, 191.03 feet along an arc of a curve to the right, having a radius of 653.15 feet, a central angle of $16^{\circ} 45' 27''$, and a chord which bears North $12^{\circ} 23' 20''$ East, a distance of 190.35 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

(2)

THENCE, 75.35 feet along an arc of a curve to the right, having a radius of 723.92 feet, a central angle of $05^{\circ} 57' 50''$, and a chord which bears North $23^{\circ} 45' 55''$ East, a distance of 75.32 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

(3)

THENCE, 80.35 feet along an arc of a curve to the right, having a radius of 712.14 feet, a central angle of $06^{\circ} 27' 53''$, and a chord which bears North $30^{\circ} 18' 45''$ East, a distance of 80.31 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

(4)

THENCE, 69.00 feet along an arc of a curve to the right, having a radius of 638.88 feet, a central angle of $06^{\circ} 11' 18''$, and a chord which bears North $36^{\circ} 38' 20''$ East, a distance of 68.97 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

(5)

THENCE, 85.71 feet along an arc of a curve to the right, having a radius of 1902.49 feet, a central angle of $02^{\circ} 34' 53''$, and a chord which bears North $41^{\circ} 01' 26''$ East, a distance of 85.71 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

(6)

THENCE, 82.41 feet along an arc of a curve to the right, having a radius of 1946.72 feet, a central angle of $02^{\circ} 25' 31''$, and a chord which bears North $39^{\circ} 32' 04''$ East, a distance of 82.40 feet to a point lying on the southerly right-of-way line of a 77.00 feet easement for the (U.S.R.S.) Franklin Canal, said point being a set 5/8-inch iron pin with SLI cap;

(7)

THENCE, South $86^{\circ} 26' 18''$ East, along said right-of-way line, a distance of 133.53 feet to a found 1/2-inch iron pin;

(8)

THENCE, South $03^{\circ} 33' 42''$ West, leaving said right-of-way line, a distance of 27.68 feet to a found 1/2-inch iron pin;

(9)

THENCE, South $79^{\circ} 19' 44''$ West, a distance of 30.95 feet to a found 1/2-inch iron pin;

(10)

THENCE, South $73^{\circ} 06' 05''$ West, a distance of 32.02 feet to a found 1/2-inch iron pin;

(11)

THENCE, South $65^{\circ} 03' 06''$ West, a distance of 34.14 feet to a found 1/2-inch iron pin;

(12)

THENCE, South $65^{\circ} 10' 33''$ West, a distance of 34.10 feet to a found 1/2-inch iron pin;

(13)

THENCE, South $56^{\circ} 41' 31''$ West, a distance of 37.50 feet to a found 1/2-inch iron pin;

(14)

THENCE, South $49^{\circ} 19' 42''$ West, a distance of 41.87 feet to a found 1/2-inch iron pin;

(15)

THENCE, South $57^{\circ} 39' 08''$ West, a distance of 9.04 feet to a found 1/2-inch iron pin;

(16)

THENCE, South $47^{\circ} 18' 26''$ West, a distance of 23.53 feet to a found Texas Department of Transportation right-of-way marker;

(17)

THENCE, South $03^{\circ} 33' 42''$ West, a distance of 25.00 feet to a point lying on the easterly boundary line of a 20.00 foot alley, said point being a found Texas Department of Transportation right-of-way marker;

(18)

THENCE, North $86^{\circ} 26' 18''$ West, a distance of 20.00 feet to a point lying on the westerly boundary line of a 20.00 foot alley, said point being a found Texas Department of Transportation right-of-way marker;

(19)

THENCE, South $03^{\circ} 33' 42''$ West, along said boundary line, a distance of 100.00 feet to a point lying on the common boundary line between Lots 5 and 6, Block 21, Woodlawn Addition, said point being a found Texas Department of Transportation right-of-way marker;

(20)

THENCE, North $86^{\circ} 26' 18''$ West, along said boundary line, a distance of 75.00 feet to a found Texas Department of Transportation right-of-way marker;

(21)

THENCE, South $03^{\circ} 33' 42''$ West, a distance of 175.00 feet to a point lying on the northerly right-of-way line of Findley Street, said point being a found ½-inch iron pin;

(22)

THENCE, South $03^{\circ} 33' 42''$ West, a distance of 70.00 feet to a point lying on the southerly right-of-way line of Findley Street, said point being a found Texas Department of Transportation right-of-way marker;

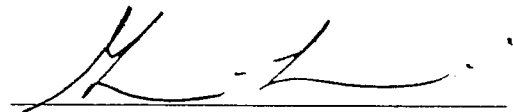
(23)

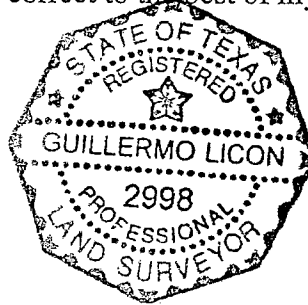
THENCE, North $86^{\circ} 26' 18''$ West, along said right-of-way line, a distance of 64.48 feet to the TRUE POINT OF BEGINNING of this description.

Note: Bearings are based upon Texas Central Zone NAD 83 Grid Values and are relative to National Geodetic Survey Monuments "West 1" and "El Paso "a" ". All distances and coordinates are surface values and a combined scale factor of 1.00020517 applied.

Note: A PLAT OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

I, Guillermo Licon, a registered Professional Land Surveyor, hereby certify that the Property description hereon and the accompanying plat of survey represents an actual survey made on the ground under my supervision and is true and correct to the best of my knowledge and belief.


Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998
Date: 6-18-04



SLI ENGINEERING, INC.
Consulting Engineers – Land Surveyors

June 18, 2004
Job # 06-04-2157

M&B\1157

Parcel 2

Page 1 of 2

Highway: U.S. Highway 54
Limits: Cypress Street and Findley Street
County: El Paso
Owner: City of El Paso
Date: June 18, 2004

**Property Description for
Parcel 2**

Parcel No. 2

Being 3,103 sq. ft. of land more or less, out of and part of Lots 1 through 12, a 0.071 acre tract in Block 26, Woodlawn Addition, El Paso, El Paso County, Texas, said tract being the same land described in deeds to the City of El Paso, as follows: Volume 4901, Page 1250 and Volume 4866, Page 315 and Volume 4838, Page 841 and Volume 4874, Page 896 and Volume 4910, Page 646 and Volume 4794, Page 1732 and Volume 4818, Page 1433 and Volume 4919, Page 1217 and Volume 4821, Page 557 and Volume 4877, Page 982;

COMMENCING at an existing Texas Department of Transportation right-of-way Brass Cap, lying on the intersection of the southerly right-of-way line of Findley Street and the easterly right-of-way line of US Highway No. 54, also being the TRUE POINT OF BEGINNING of this description;

(1)
THENCE, South 86° 26' 18" East, along said right-of-way line of Findley Street, a distance of 10.52 feet to a set chiseled "X" on concrete sidewalk;

(2)
THENCE, 5.43 feet along an arc of a curve to the left, having a radius of 653.15 feet, a central angle of 00° 28' 34", and a chord which bears South 03° 46' 20" West, a distance of 5.43 feet to a point, said point unable to set;

(3)
THENCE, South 03° 37' 20" West, a distance of 294.57 feet to a point lying on the northerly right-of-way line of Cypress Street, said point being a set chiseled "X" on concrete sidewalk;

(4)
THENCE, North 86° 26' 18" West, along said right-of-way line, a distance of 10.19 feet to a point lying on the easterly right-of-way line of U.S. Highway No. 54, said point being a set chiseled "X" on concrete sidewalk;

Page 2 of 2

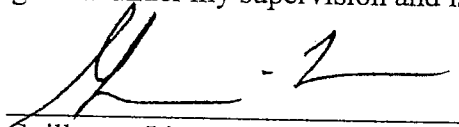
(5)

THENCE, North 03° 33' 42" East, along said right-of-way line, a distance of 300.00 feet to the TRUE POINT OF BEGINNING of this description.

Note: Bearings are based upon Texas Central Zone NAD 83 Grid Values and are relative to National Geodetic Survey Monuments "West 1" and "Paso A". All distances and coordinates are surface values and a combined scale factor of 1.00020517 applied.

Note: A PLAT OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

I, Guillermo Licon, a registered Professional Land Surveyor, hereby certify that the Property description hereon and the accompanying plat of survey represents an actual survey made on the ground under my supervision and is true and correct to the best of my knowledge and belief.


Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998
Date: 6-18-04



SLI ENGINEERING, INC.
Consulting Engineers – Land Surveyors

June 18, 2004
Job # 06-04-2157

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